

CERTIFICATE OF APPROPRIATENESS

Application Date: October 19, 2017

Applicant: Rod Frego, Custom Barns and Garages, for Steve Yelland and Marlo Pettigrew, owners

Property: 1141 Columbia St, Lot 2, Block 197, Houston Heights Subdivision. The property includes a historic 1,184 square foot, one-story wood frame single-family residence situated on a 4,752 square foot (36' x 132') interior lot.

Significance: Contributing bungalow residence, constructed circa 1925, located in the Houston Heights Historic District East. A COA for a two-story rear addition was approved in May 2017 for this property but was never constructed. The applicant now proposes to construct a smaller 1-story addition.

Proposal: Alteration – Addition

Construct a 257 square foot side addition towards the northeast portion of a 1,184 square foot residence, which will fit in an existing nook in the property.

The addition will measure 16'-8" wide by 16' deep by 17' tall. The addition will be located in an existing notch 40'-3" from the front wall and extend out 16' towards the north. A rear stairway that will extend out another 4'.

Additionally, the addition will

- Have a 42" pier and beam foundation to match existing
- Be clad in 1 1/2" wood siding to match existing
- And feature 1/1 and transom wood windows

See enclosed detailed project description on p. 12 and application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

S D NA

S - satisfies D - does not satisfy NA - not applicable

- | S | D | NA | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST



INVENTORY PHOTO



EAST ELEVATION – FRONT FACING COLUMBIA

EXISTING



CURRENT FRONT (EAST) ELEV.
SCALE: 1/8"=1'-0"

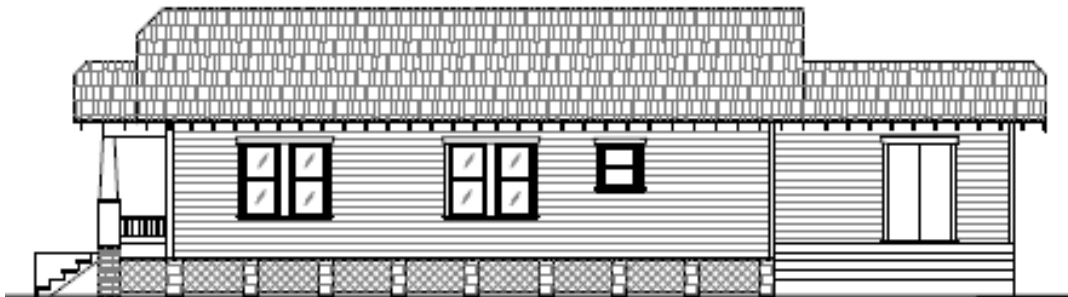
PROPOSED



PROPOSED FRONT (EAST) ELEV.
SCALE: 1/8"=1'-0"

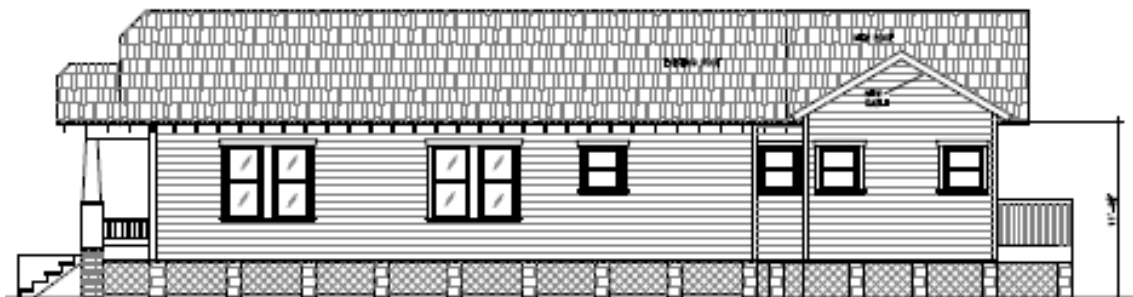
NORTH SIDE ELEVATION

EXISTING



CURRENT SIDE (NORTH) ELEV.
SCALE 1/8"=1'-0"

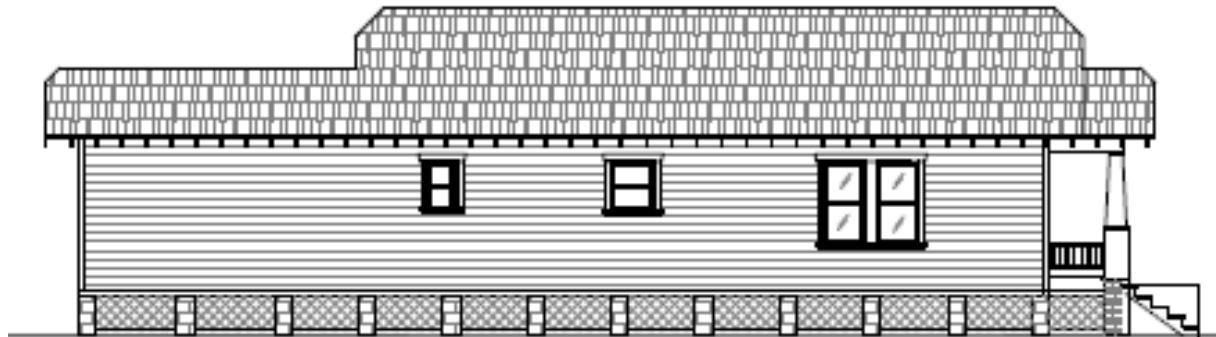
PROPOSED



PROPOSED SIDE (NORTH) ELEV.
SCALE 1/8"=1'-0"

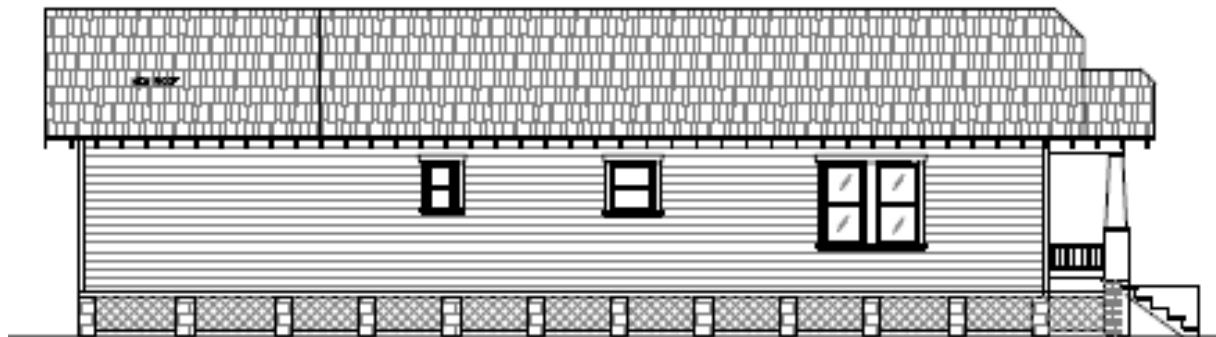
SOUTH SIDE ELEVATION

EXISTING



CURRENT SOUTH ELEV.
SCALE 1/8"=1'-0"

PROPOSED



PROPOSED SOUTH ELEV.
SCALE 1/8"=1'-0"



WEST (REAR) ELEVATION

EXISTING



CURRENT BACK (WEST) ELEV.
11/14/17

PROPOSED

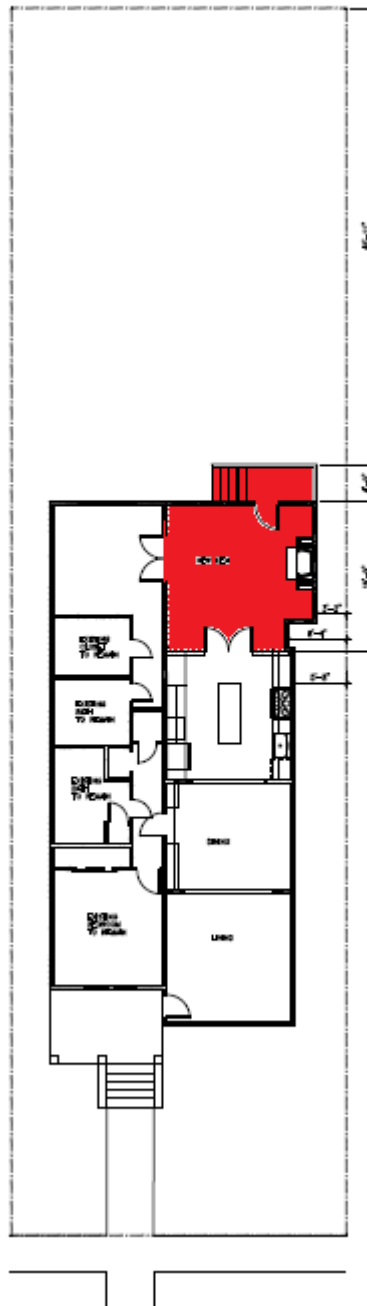


PROPOSED BACK (WEST) ELEV.
11/14/17

SITE PLAN



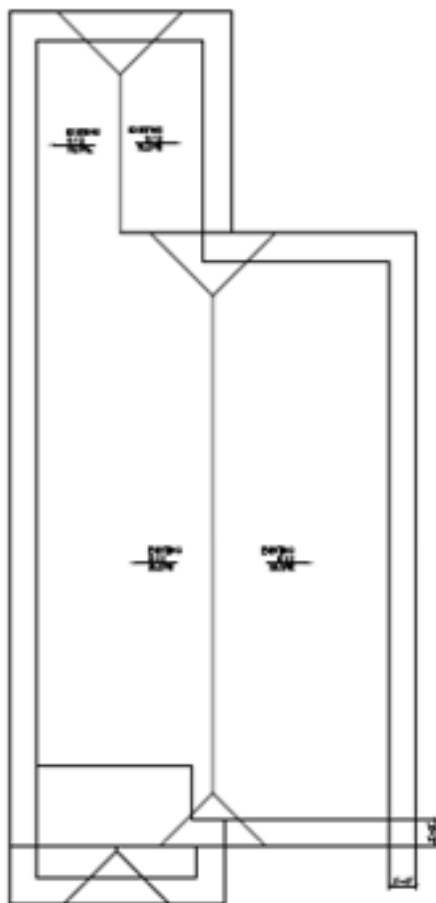
EXISTING/PROPOSED



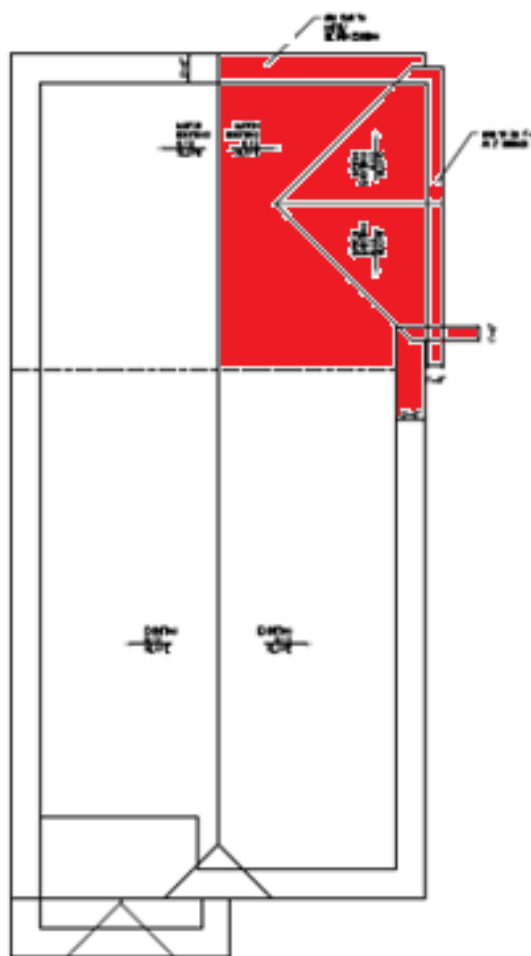
ROOF PLAN



EXISTING



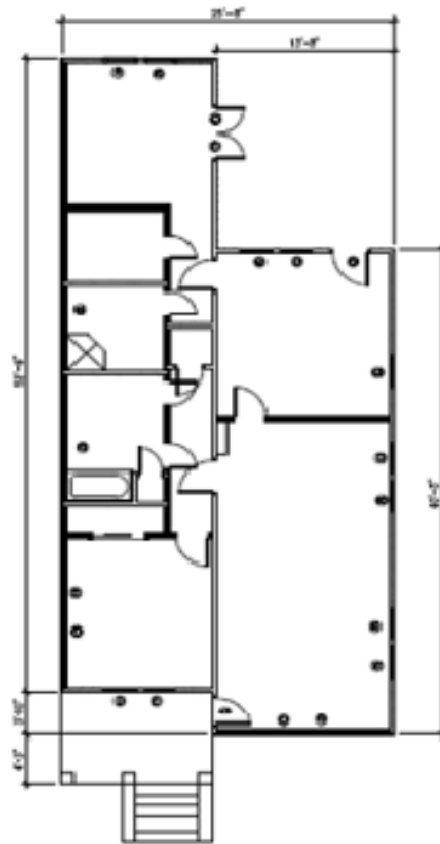
PROPOSED



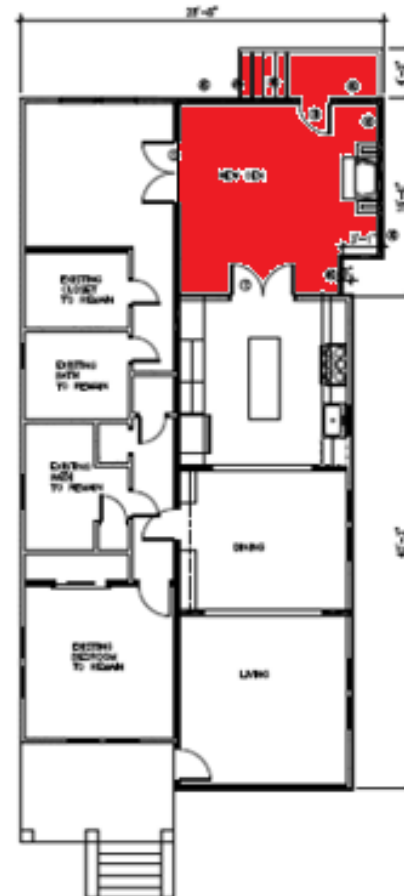
FIRST FLOOR PLAN



EXISTING



PROPOSED



PROJECT DETAILS

Shape/Mass: The existing one-story residence has 1,184 square feet of conditioned space which includes a non-historic addition at the rear. The residence has a maximum width of 25'-9" and a maximum depth of 60'-7" with an 11' eave height and a 19'-2" ridge height.

The proposed 257 square foot one-story addition will measure 16'-8" wide by 16' deep by 17' tall and will be located in an existing nook at the northeast portion of the home. The proposed addition will extend out 16', which is 3'-9" beyond the farthest extending rear portion of the existing property. The proposal also includes a rear stairway, which extends another 4' to the rear.

Setbacks: The existing residence has an 18' front setback, 5'-6" (north) and 4'-9" (south) side setbacks, and a 53'-2" rear setback.

The addition will be setback 3'-2" from the north property line and 48'-11" from the west property line.

Foundation: The existing residence has a pier and beam foundation with a 42" finished floor height.

The proposed addition will have a pier and beam foundation with a 42" finished floor height to match existing.

Windows/Doors: The existing residence has 1/1 wood windows that will remain. The addition will have 1/1 wood windows and transom windows. All proposed windows to be inset and recessed. The north elevation will have an exterior door. See drawings and window/door schedule for more detail.

Exterior Materials: The existing residence is clad in wood 117 siding.

The addition will be clad in wood 117 siding to match existing.

Roof: The existing residence has a clipped gable roof with a 6/12 pitch that is covered with composition shingles. The roof has open rafter tails with a 2' eave overhang. The residence has an 11' eave height and a 19'-2" ridge height.

The proposed addition will have a composition shingle side gable roof with a pitch of 6:12 and 11' eave height. The proposed roof will have a 12" eave overhang. The northeast portion of the existing roof will need to be altered to accommodate for the addition. See application materials for more detail.

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